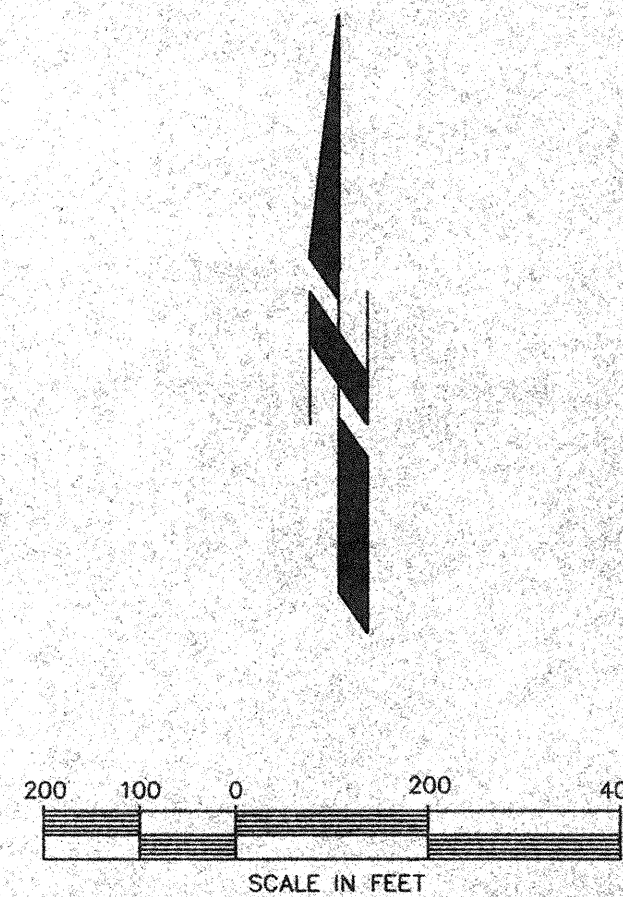
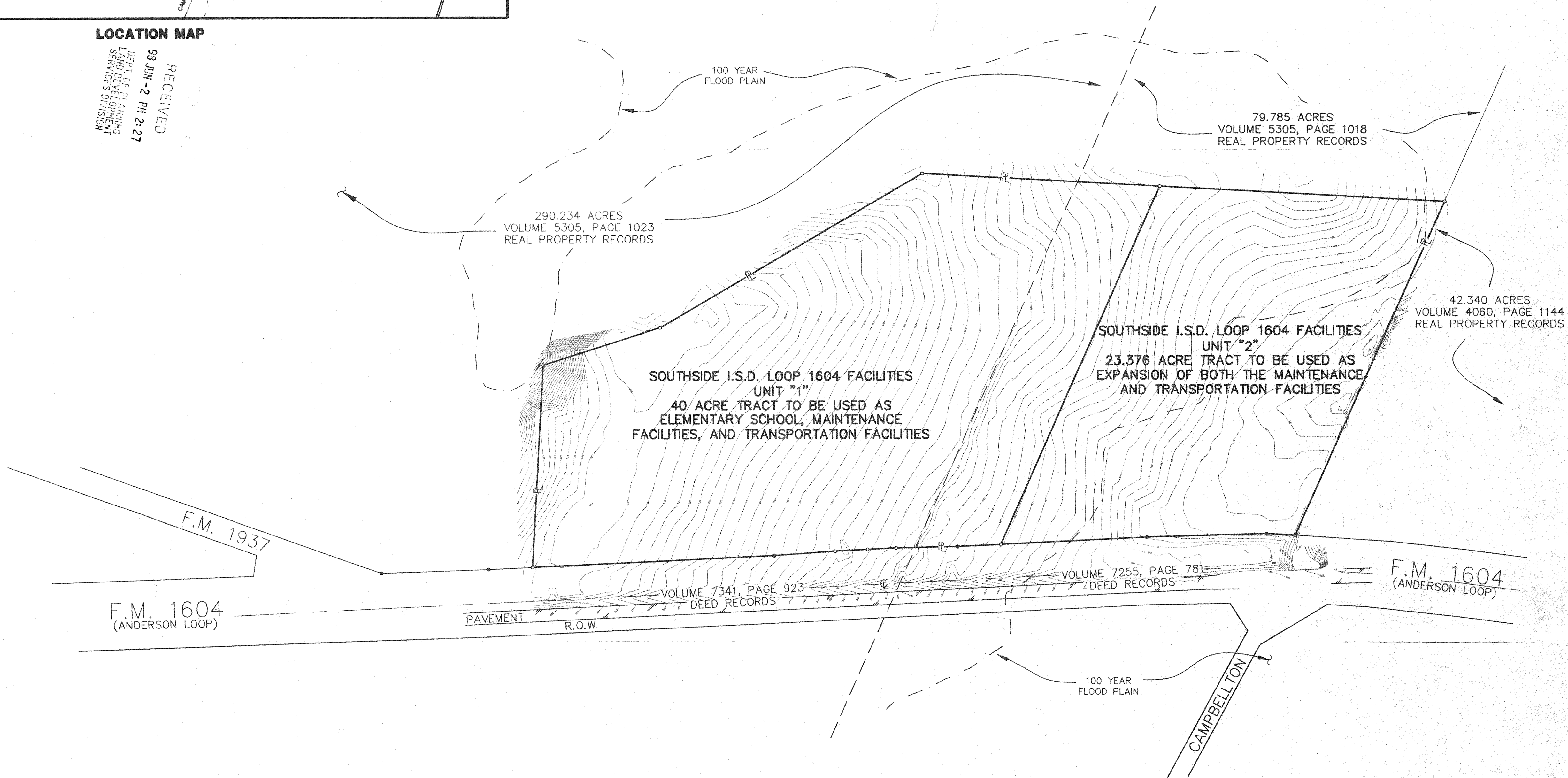



LOCATION MAP

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SERVICES DIVISION



PLAN HAS BEEN ACCEPTED BY
COSEA *[Signature]*
Aug 7, 1998 610
(date) (number)
If no plats are filed, plan will
expire on Feb 6, 2000
1st plat filed on _____

NO	DATE	REVISION	BY	DESIGNED BY	DRAWN BY J.L.D.	CHECKED BY J.C.P.	REVIEWED BY J.C.P.	DATE MAY 22, 1998



CIVIL • DESIGN • SERVICES
CONSULTING ENGINEERS • LAND SURVEYORS
575 SPENCER LANE • SAN ANTONIO, TEXAS 78201 • 210-736-3188

PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN
SOUTHSIDE I. S. D.
LOOP 1604 FACILITIES

SHEET NO. 1
OF 1 SHEETS
98011
POADP.DWG
POAPD.PC2(PCP)

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: May 27, 1998 Name of POADP: Southside ISD Loop 1604 Facilities
 Owners: Southside ISD Consulting Firm: Civil Design Services, Inc.
 Address: 1610 Martinez Losoya Address: 575 Spencer Lane
San Antonio, TX 78221 San Antonio, TX 78201
 Phone: 210-626-0600 Phone: 210-736-3188
 Existing zoning: OCL Proposed zoning: OCL
 Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 2 ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: OCL
 Ferguson map grid 751, F, 2

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Land area being platted:	Lots	Acres
Single Family (SF)	<u>0</u>	<u>0</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>2</u>	<u>63.376</u>

Is there a previous POADP for this Site? Name No No.

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name Southside ISD Loop 1 No.
1604 Facilities-Unit

Name Southside ISD Loop 2 No.
1604 Facilities-Unit

Name No.

Contact Person and authorized representative:

Print Name: JERRY C POWELL

Signature: Jerry Powell

Date: 6-2-98

Phone: 210-736-3188

Fax: 210-736-3198

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102; 8053
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: JERRY C POWELL Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

August 7, 1998

Jerry C. Powell
Civil Design Services, Inc.
575 Spencer Lane
San Antonio, TX 78201

Re: Southside ISD Loop 1604 Facilities

POADP # 610

Dear Mr. Powell:

The City Staff Development Review Committee has reviewed Southside ISD Loop 1604 Facilities Subdivision Preliminary Overall Area Development Plan # 610. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

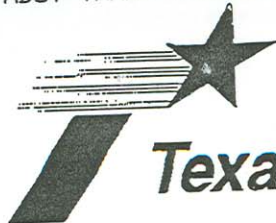
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

May 27, 1998

P.O.A.D.P. REVIEW

Southside I.S.D. Loop 1604 Facilities

Located on Loop 1604 Between FM 1937 and Campbellton Road

Comments

P.O.A.D.P. Reviewed for:

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

None

R.O.W. Requirements

Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

Access Limits/Restrictions

None.

WPAP Requirements

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

736-3188

CD S
may 22nd
1998



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date _____
FROM: _____
ITEM NAME: Southside ISP FILE # _____
RE: _____

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Flood plain requirements and Drainage
exemptions will be address during the
platting process.

Burt Rubio

Signature

Sr. Eng. Tech

Title

6-5-98

Date

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LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

1184953

AMT ENCLOSED

AMOUNT DUE 370.00
INVOICE DATE 6/02/1998
DUE DATE 6/02/1998

50-04-5573
CIVIL DESIGN SERVICES
575 SPENCER LANE
SATX 78201

PHONE: 000 - 0000

POADP 98011.02.106

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/02/1998	1184953	50-04-5573	6/02/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID
DATE 6/2/98
BY [illegible]

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	06/01/1998		CK10670	98011.02.106
END	06/01/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

If ImageSafe logo in light gray tone is not present on back of document - Do not cash.

10670

CIVIL DESIGN SERVICES, INC

575 SPENCER LANE 210-736-3188
SAN ANTONIO, TX 78201

35-2/1130

06/02 98 \$

PAY TO THE ORDER OF City of San Antonio

\$ ****370.00***

Three hundred seventy and 00/100

DOLLARS



NationsBank

NationsBank of Texas, N.A.

VOID AFTER 120 DAYS

TWO SIGNATURES REQUIRED OVER \$5000.00

FOR POADP Filing Fee 98011.02.106

MP

⑈010670⑈ ⑆113000023⑆ 1860788109⑈

CLARKE AMERICAN XV

GUARDIAN & SAFETY

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LAND DEVELOPMENT
SERVICES DIVISION



DOCUMENT TRANSMITTAL

CIVIL DESIGN SERVICES, INC.

DATE: JUNE 2, 98

CDS PROJECT NO.: 98011.02.106

TO: ELIZABETH CAROL

COMPANY: CITY OF SAN ANTONIO

PROJECT NAME: SOUTHSIDE I.S.D. LOOP 1604 FACILITIES POADP

We are: (check that apply)

Forwarding: ☒ Returning: ☐ Herewith: ☐ Under separate cover: ☐
The following: Copies: ☐ Specifications: ☐ Estimates: ☐ Field Notes: ☐
Prints: ☒ Shop Drawings: ☐ Change Order: ☐
Plans: ☐ Samples: ☐ Cut Sheets: ☐
By: Mail: ☐ Fax: ☐ Messenger: ☒ Fedex: ☐ Other: ☐

COPIES	DESCRIPTION
1	POADP APPLICATION COMPLETED
1	11X17 PRINT OF POADP
6	BLEULINE COPIES OF POADP
1	CHECK FOR FILING FEE

Check that apply:

As per your request: ☐ For coordination purposes: ☐ For your approval or correction: ☒
Returned for corrections: ☐ Approved as noted: ☐ For your review and comments: ☐
For your use: ☐ For field use: ☐ Approved as submitted: ☐

Remarks:

SENDER: John R. Sullivan

COPIES TO: FILE

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575 SPENCER LANE, SAN ANTONIO, TEXAS 78201 • Phone (210) 736-3188 • Fax (210) 736-3198

SWISD

on 1604 - south
b/t 37 and 281

2 lots w/ 2 phases
on 63. access

- trees
- TXDOT
- drainage
- TIA

6.11.98
W.

John

~~980394~~
~~REX 7244~~

Amer SWISD
on 1604
TIA OK as per
Amer 8.5.98
6/5/98 esr